

SEND TAX NOTICE TO:

(Name) Richard E. and Ruby R. Hamm
(Address) P. O. Box 224, Calera, AL 35040

This instrument was prepared by

(Name) V. Wayne Causey

(Address) P.O. Drawer D, Calera, AL 35040

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five-thousand-nine-hundred-fifty-two and 00/100 (\$5,952.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, I,

Lucy N. Bailey, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard E. Hamm and wife, Ruby R. Hamm,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

From the SE corner of the SW 1/4 - SE 1/4, Section 11, Township 24, Range 13 East, Shelby County, Alabama, run South 88 degrees 24 minutes 48 seconds West for 1064.67 feet to the west right of way line of an existing county paved road and the point of beginning of subject lot; from said point continue said course 312.42 feet; thence run North 15 degrees, 40 minutes 35 seconds East along Woodruff line for 427.53 feet; run thence South 56 degrees 36 minutes 28 seconds East 386.08 feet; run thence South 33 degrees 22 minutes 48 seconds West 228.12 feet, back to the beginning point.

Lucy N. Bailey is the surviving grantee in that certain deed recorded in Deed Book 174, Page 434 in the Office of Probate of Shelby County; the other grantee, Carl J. Bailey, having died on or about the 10th day of April, 1985.

Subject to easements and rights-of-way of record.

All of the above-recited consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 2nd

day of April, 1987

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT RECORDED

1987 APR 13 AM 10:52

Lucy N. Bailey (Seal)
Lucy N. Bailey, a widow (Seal)

STATE OF ALABAMA
SHELBY COUNTY

JUDGE PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lucy N. Bailey, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd

day of April

A.D., 1987

my commission expires May 26, 1987